



Order Filed on August 6, 2023
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

ABELSON LAW OFFICES

BY: Steven J. Abelson, Esq..

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Attorney for Debtor

In Re:

SUSAN CALLARI

Case No.: 19-11167

Adv. No.:

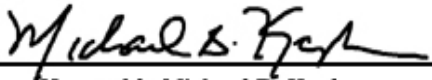
Hearing Date: 7/12/23

Judge: Hon. MICHAEL B. KAPLAN

**ORDER PARTIALLY REINSTATING STAY
RE: PNC BANK, N.A.**

The relief set forth on the following pages, numbered two (2) through two (2) is hereby **ORDERED**.

DATED: August 6, 2023


Honorable Michael B. Kaplan
United States Bankruptcy Judge

CAPTION OF ORDER:
ORDER PARTIALLY REINSTATING STAY
RE: PNC BANK, N.A.

CASE NUMBER: 19-11167

DATE OF HEARING: 7/12/23

JUDGE: HON. MICHAEL B. KAPLAN

THIS MATTER being opened to the Court upon the application of the debtor by his counsel, Steven J. Abelson, Esq., with notice having been provided to the Creditor and its counsel, and the Creditor PNC Bank, NA through its counsel KML Law Group PC (Denise Carlon, Esq. appearing) having opposed said application and having agreed to the below mentioned relief, and the Court having reviewed the application of the Debtor and any objections thereto, and for good cause having been shown:

IT IS ORDERED as follows:

- 1) The automatic stay per 11 U.S.C. § 362(a) is reinstated to preclude any foreclosure sale of the Debtor's property at 86 Heights Terrace, Middletown, New Jersey.
- 2) Creditor may continue to pursue the ongoing foreclosure including up to scheduling of Sheriff's Sale but may not proceed to said Sheriff's sale without further order of this Court.
- 3) This order will terminate on September 30, 2023 and the automatic stay will be deemed vacated at said time in all respects although Debtor reserves the right to seek extension of this Order dependent upon the facts and circumstances pertaining to the sale of the Debtor's property, motion for same presently scheduled on 8/9/23.

In re:
Susan Callari
Debtor

Case No. 19-11167-MBK
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Aug 07, 2023

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 09, 2023:

Recip ID	Recipient Name and Address
db	+ Susan Callari, 86 Heights Terrace, Middletown, NJ 07748-3423

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 09, 2023

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 7, 2023 at the address(es) listed below:

Name	Email Address
Albert Russo	on behalf of Trustee Albert Russo docs@russotrustee.com
Albert Russo	docs@russotrustee.com
Denise E. Carlon	on behalf of Creditor PNC BANK NATIONAL ASSOCIATION dcarlon@kmlawgroup.com, bkggroup@kmlawgroup.com
John R. Morton, Jr.	on behalf of Creditor Santander Consumer USA Inc. ecfmail@mortoncraig.com mortoncraigecf@gmail.com
Kevin Gordon McDonald	on behalf of Creditor PNC BANK NATIONAL ASSOCIATION kmcdonald@kmlawgroup.com, bkggroup@kmlawgroup.com
Steven J. Abelson	on behalf of Debtor Susan Callari sjaesq@atrbklaw.com atrbk1@gmail.com;r49787@notify.bestcase.com

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Date Rcvd: Aug 07, 2023

Form ID: pdf903

Total Noticed: 1

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 7